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**Testimony for Raised Bills:**  
**5031 AN ACT REDUCING COSTS TO MUNICIPALITIES**  
**&**  
**5255 AN ACT CONCERNING MUNICIPAL MANDATE RELIEF**

The Connecticut Apartment Association (CTAA) is the state chapter of the National Apartment Association and represents over 26,000 units, the largest number of apartments represented by any association in the state. CTAA members consist of the state's leading firms in the multifamily rental housing industry. The association's mission is to provide quality rental housing to residents of Connecticut. Our parent organization, the National Apartment Association, represents more than 6 million apartment homes throughout the United States and Canada. The **Connecticut Apartment Association (CTAA) opposes** Section 3 of Raised Bill 5031 - An Act Reducing Costs to Municipalities & Section 2 of Raised Bill 5255 - An Act Concerning Municipal Mandate Relief. These Sections propose to remove the municipalities' requirement to store the property of evicted tenants. CTAA asks that if municipalities are not required to store the property of evicted tenants than state marshal's and property management companies and owners not be required to store them either. CTAA understands the difficult economic conditions that are affecting our country, the state of Connecticut and our State's municipalities, as our industry is also affected.

As it stands now property management companies and owners in Connecticut already suffer prohibitively high costs when forced into evicting tenants. We lose on average, three months of rent on each eviction. On top of this we bear the burden of attorney and court fees associated with each eviction. We also must cover the costs of repairing and cleaning an apartment often left in poor condition by evicted tenants. Property management companies and owners must also reimburse State Marshals for serving on average, three notices and inventorying any leftover property of evicted tenants. We then suffer the additional cost of hiring movers or maintenance crews to transfer evicted tenants' possessions to the curbside or municipal storage facilities. If this Bill were passed property management companies and apartment owners would suffer additional costs. We would be required to reimburse state marshals for storage of the possessions for 15 days, taking out an ad in a statewide newspaper, transporting of items to an auction and then for trash removal when the items are not sold at auction, because the items are often unsellable.

Property management companies and apartment owners need to make up the cost of this shift of mandate from municipalities to apartment owners via state marshals by increasing rents on paying tenants which would drive the cost of rental rates up in CT. If the market could not bear these increased rates then managers and owners would be forced to make the difference up somewhere else for example by possibly deferring maintenance to buildings.

A loss of three months' rent on even one apartment unit is a serious financial burden that can put property owners out of business. Removing the municipality and passing the costs of storing the property of evicted tenants onto the marshals and then onto property management companies and owners would necessitate owners and managers to make up the difference somehow, whether increasing rental rates or deferring maintenance. This is not in the interest of apartment owners or their current paying tenants especially in this tough economic time.

Sincerely,  
Ann Emerson, CTAA President